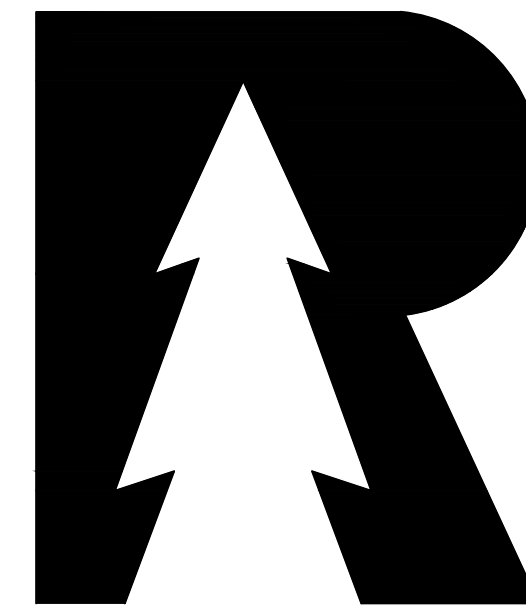


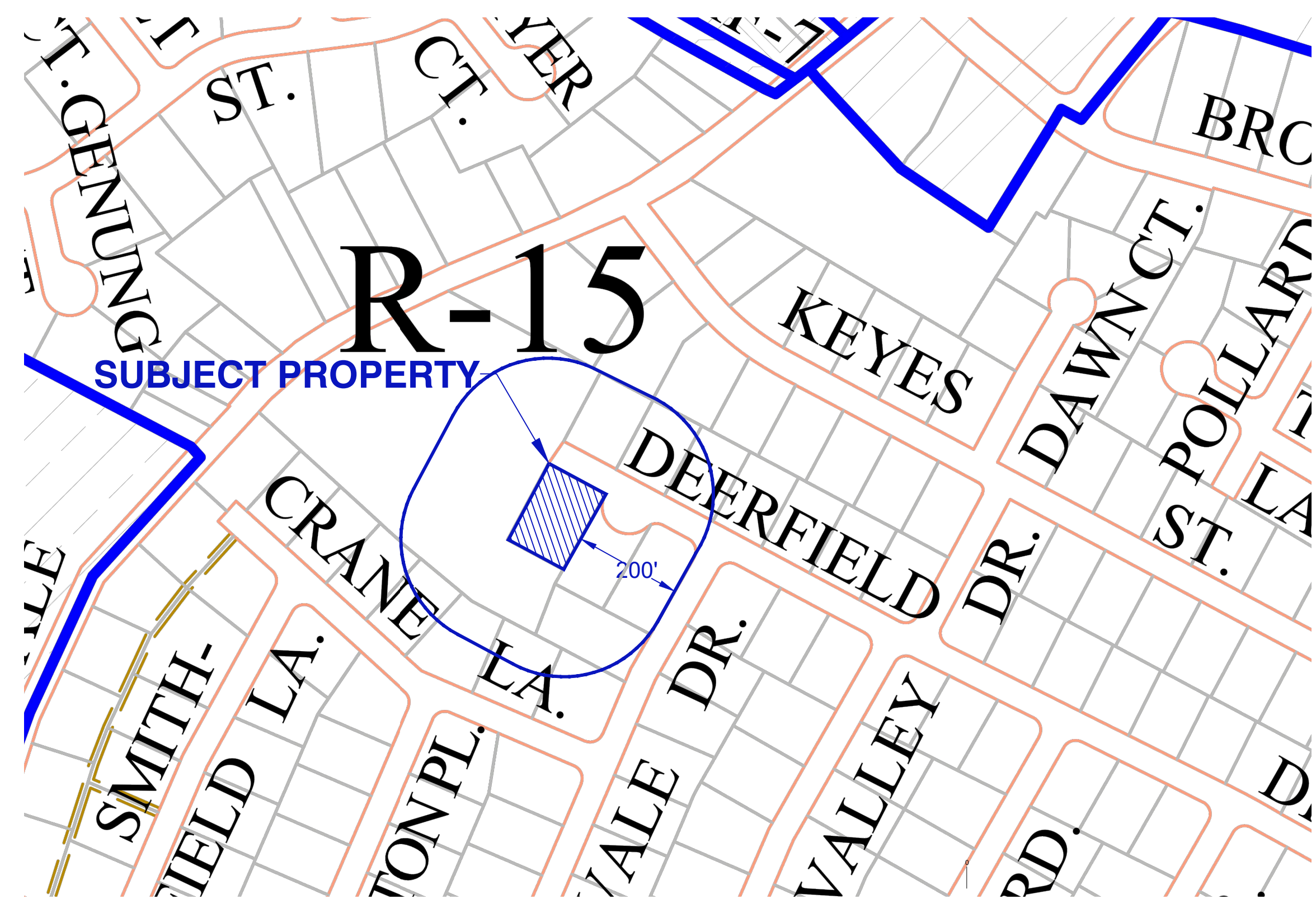
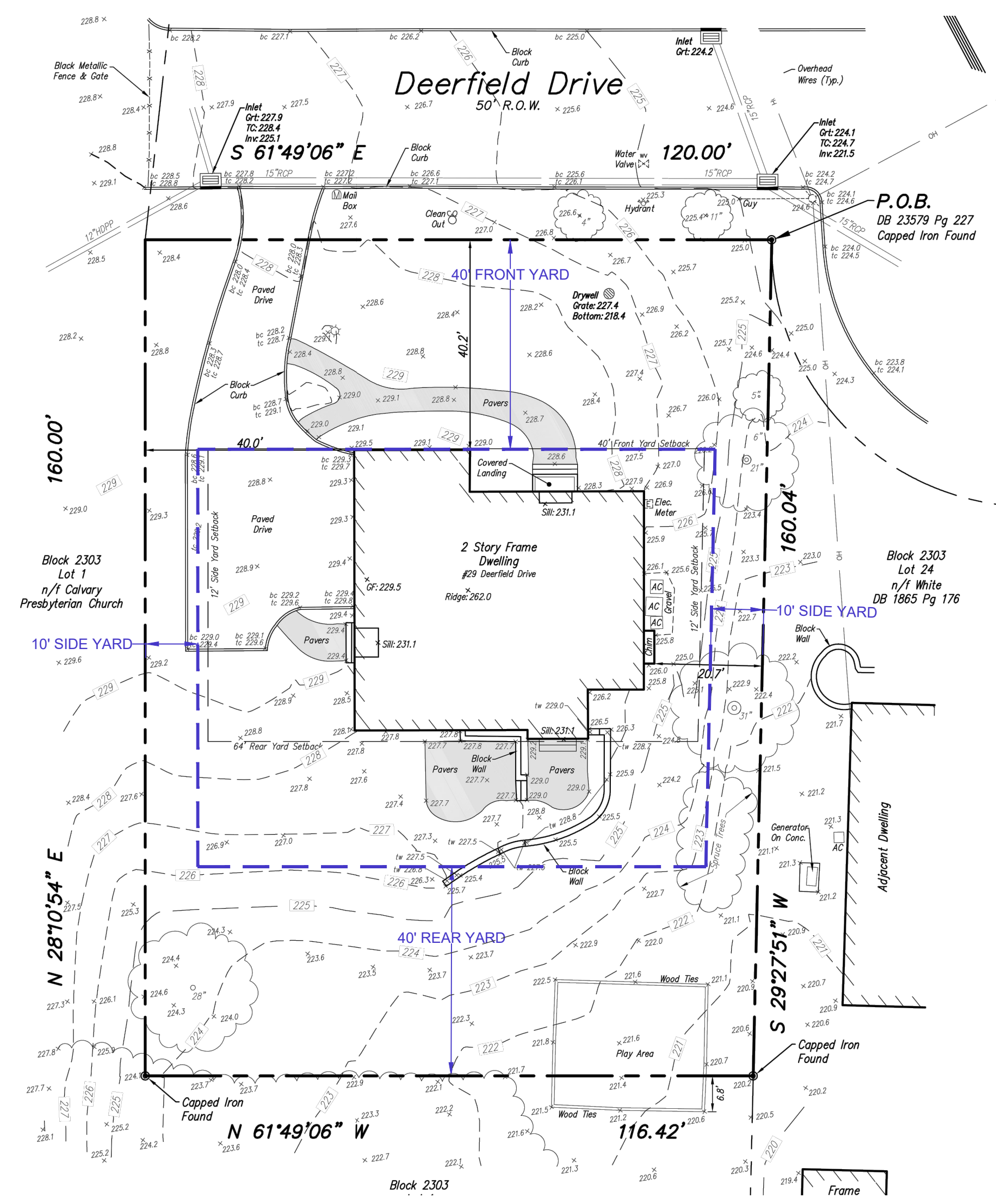
McGREEVY RESIDENCE



RDH Design Group

Landscape Architecture
Architecture
Project Management &
Engineering

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Bob@rdhdesigngroup.com



ISSUE			
NO.	DATE	DESCRIPTION	INT.
1	9/27/23	ORIGINAL DOCUMENT	NS

REVISION			
NO.	DATE	DESCRIPTION	INT.
1	10/19/23	PERMIT SUBMISSION	NS
1	12/6/23	REVISION SUBMISSION	NS
3	4/9/24	REVISION PER ZBA COMMENTS	NS

ZONING INFORMATION AND SCHEDULE

SUBJECT PROPERTY IS LOCATED IN THE R-15 ZONE

LOT AREA 18,913 +/- SF.

PRINCIPAL BUILDING ZONE REQUIREMENTS

SOURCE	ALLOWED	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA	15,000 S.F.	18,913 S.F.	XX	N/A
MIN. LOT WIDTH	100' FEET	120' FEET	XX	N/A
MAX. HEIGHT OF BLDG.	35' FEET	32' 5" FEET	XX	N/A
MIN. FRONT YARD	40' FEET	40' 2" FEET	XX	N/A
MIN. SIDE YARD EACH SIDE	10' FEET	20.7' / 14.0' FEET	XX	N/A
MIN. REAR YARD	40' FEET	64.5' FEET	XX	N/A
BUILDING COVERAGE	14.5%	14 %	XX	N/A
LOT COVERAGE	30%	28.8%	33.2%	YES

IMPERVIOUS COVERAGE STUDY

	EXISTING	PROPOSED
DWELLING	2,660.32 S.F.	2,660.32 S.F.
DRIVEWAY	1,809.27 S.F.	1,809.27 S.F.
DRIVE WALKWAY (STEP INCLUDED)	93 S.F.	0 S.F.
FRONT WALKWAY (STEP INCLUDED)	402.24 S.F.	319 S.F.
POOL COPING	0 S.F.	145.45 S.F.
UPPER PATIO (STEPS INCLUDED)	386 S.F.	466 S.F.
POOL PATIO (STEPS INCLUDED)	0 S.F.	583 S.F.
PROP. GRILL	0 S.F.	37.64 S.F.
A/C UNIT	23.16 S.F.	23.16 S.F.
POOL EQUIPMENT	0 S.F.	25 S.F.
EX. RETAINING WALL	82 S.F.	217 S.F.
TOTAL COVERAGE	5,456 S.F.	6,285.84 S.F.
COVERAGE PERCENTAGE	28.8%	33.2%

PROPOSED INCREASE IN IMPERVIOUS COVERAGE = 829.84 S.F.
TOTAL DISTURBANCE AREA = 6,434.65 S.F.

SHEET INDEX

PAGE SI.0 : EXISTING CONDITION PLAN
PAGE SI.1 : GRADING & DRAINAGE PLAN
PAGE SI.2 : SOIL COMPACTION NOTES
PAGE DI.0 : DETAILS
PAGE DI.1 : DRY WELL CALC. & DETAIL

CONSTRUCTION SCHEDULE

OPERATION	ESTIMATED TIME TO COMPLETION
NOTIFY SOIL CONSERVATION DISTRICT AND THE BOROUGH ENGINEERING DEPARTMENT 48 HOURS PRIOR TO COMMENCING ON SITE WORK.	
STRIP AND STOCKPILE TOPSOIL	1 DAY
INSTALL SILT FENCE	1 DAY
REMOVE PLAY AREA AND PATIOS	2 DAYS
ROUGH GRADING	5 DAYS
RETAINING WALL INSTALLATION	7 DAYS
INSTALL POOL	14 DAYS
SEED AND HAY	2 DAYS
REMOVE SILT FENCE AND TRACK PAD. CLEAN SITE	2 DAYS
TOTAL ESTIMATED PROJECT DURATION	5 WEEKS

PROJECT DESCRIPTION

INSTALLATION OF A SWIMMING POOL, RETAINING WALL AND PATIO ON THE NORTH WEST SIDE OF MCGREEVY RESIDENCE. THE PURPOSE OF THIS PROPOSAL IS TO INSTALL A POOL AND LEVEL THE BACK YARD.

- GENERAL NOTES**
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY 3 WIRE SURVEYING, LLC. DATED 09/21/2023.
 - THERE ARE NO STATE OPEN WATERS OR FLOOD HAZARD AREAS AS DEFINED BY THE NJDEP ON THE SUBJECT PROPERTY.
 - ALL PROPOSED GRADING CAN TIE INTO EXISTING TOPOGRAPHIC CONTOURS ON ADJOINING LOTS WITHOUT AN ADVERSE GRADING OR DRAINAGE IMPACT.
 - ALL DISTURBANCE AND GRADING IS TO BE LIMITED TO THE SUBJECT PROPERTY.
 - UTILITY LOCATIONS SHALL BE LOCATED AND MARKED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT NJ UNDER GROUND AT 1-800-272-1000 TO SCHEDULE ALL APPLICABLE MARKOUTS.
 - THE CONTRACTOR SHALL INSTALL ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS DIRECTED BY THE TOWNSHIP ENGINEER.
 - ALL EXCESS SOILS ARE TO BE REMOVED FROM THE SITE.
 - REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS FOR DETAILS AND NOTES.

LOT 25 BLOCK 2303
McGREEVY RESIDENCE
29 DEERFIELD DRIVE
BOROUGH OF FLORHAM PARK
MORRIS COUNTY
NEW JERSEY

Project Number:	Scale:	AS NOTED	
Drawn By:	NS	Approved By:	RH
Drawing Name:			
EXISTING CONDITION PLAN			
Drawing Number:			
SI.0		BRIAN M. HOARLE NJ. PE. LIC. #43521	